

CITY OF VANCOUVER  
SPECIAL COUNCIL - JUNE 27, 1974

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, June 27, 1974 at 7:30 p.m., for the purpose of holding a Public Hearing re amendment the Zoning and Development By-Law and re approval of the official development plan for False Creek, between Connaught Bridge and Burrard Bridge and the Area Development Plans for a portion of Area 6 and Area 2 of False Creek.

PRESENT: Mayor Phillips  
 Aldermen Bowers Harcour, Hardwick, Linnell,  
 Marzari, Massey, Rankin, and Volrich.

ABSENT: Aldermen Gibson and Pendakur

CLERK TO  
THE COUNCIL: M. Kinsella

MOVED by Ald. Hardwick,  
 SECONDED by Ald. Linnell,

THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-Law and the Official Development Plan for False Creek, between Connaught Bridge and Burrard Bridge and the Area Development Plans for a portion of Area 6 and Area 2 of False Creek.

1. False Creek between Connaught Bridge and Burrard Bridge

An application was received from the Director of Planning to rezone False Creek between Connaught Bridge and Burrard Bridge. Present zoning is M-1, M-2, and CD-1 and the requested zone is False Creek Comprehensive Development District. Approval was also requested for an Official Development Plan for False Creek between Connaught Bridge and Burrard Bridge and Area Development Plans for a portion of Area 6, False Creek, and Area 2, False Creek.

Submitted for consideration of Council by the Director of Planning, this date, was a report detailing certain further changes to the report "Proposal for Rezoning of that portion of False Creek West of Connaught Bridge together with proposed Area Development Plans for part of Area 6 and all of Area 2 in False Creek". These suggested changes are recommended by the Vancouver City Planning Commission and the Technical Planning Board.

The Director of Planning and the False Creek Development Consultant spoke to the proposals. The Assistant Director of Civic Development gave a detailed explanation of the proposed rezoning and the Development Plans. Mr. J. McLernan, Marathon Realty outlined his company's development plan for Area 2, False Creek.

The following persons spoke to the proposed rezoning and Development Plans:

Patrick Graham, representing N.P.A. - not in favour of housing on Area 6. Made a plea for public open space and public amenities in the area.

Commissioner May Brown, Acting Chairman, Board of Parks & Public Recreation - presented a brief outlining the Park Board policy with respect to the Development Plans for Area 2 and 6.

Warnett Kennedy, N.P.A. - Directed his comments to the Area Development Plan for Area 6. In favour of establishment of a development corporation and suggested the rezoning be delayed until this corporation is established.

Cont'd....

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False Creek between Connaught  
Bridge and Burrard Bridge, Cont'd.

Mr. Watkinson, Real Estate Board - Expressed concern re development of marina facilities and suggested that consideration be given to additional commercial activities in the area.

Mr. Tanner, Vancouver Board of Trade - Urged establishment of independent corporation to oversee development of the entire False Creek basin. The Board does not support any of the development concepts for Area 6.

Chris Shelton, C.O.P.E. - More park area required in Area 2.

Mr. J.R. Bentley, Teachers Investment and Housing Co-operative - Submitted a brief requesting Council to exclude their property at 186 - 196 Smithe Street (Parcel "H" reference plan 2152, D.L. 541 and D.L. 5603) from the proposed rezoning. This property is presently zoned M-2 and if it were rezoned into the CD-1 zone, the present uses of the building at this site could presumably become nonconforming.

The Director of Planning advised that exclusion of this parcel of land would not adversely affect the development plans for the False Creek Area.

Mr. R. Sterne, resident of the Fairview Slopes Area - The proposed development for Area 6 is too dense. All buildings should be kept well back from the water. Not in favour of floating developments. Area 2 - density in this area is too high, particularly in comparison with Area 6. Delay rezoning until the developer undertakes to provide adequate park and public open space.

Ron Walkey - By means of a map, illustrated the effect the proposed development in Area 2 would have on the Vancouver skyline and the environment.

Nigel Nixon, C.C.C.D. - Submitted a brief stating the C.C.C.D. is favourably impressed with the general approach for the proposed development for False Creek, particularly the proposed introduction of the Development Plan concept. Suggested that any decision or action on the specific area development plans be deferred to permit further consideration of the implications by citizens and organizations.

Mr. A. Wilson - Sigurdson Millwork, 6th Avenue - His firm is in favour of the Development Plan and is prepared to relocate at some date in the near future. Asked for reassurance from Council that his firm could continue to operate in its present location for the next 3 - 5 years to permit appropriate relocation plans to be made. Mr. Hickley, Planning Department, reassured Mr. Wilson that his firm could remain in its present location for the requested period of time.

Mr. Ted Baynes - Made a plea for preservation of False Creek as open space, eg. playing fields, playgrounds, tennis courts, etc.

Mr. B.F.R. Carey, Community Arts Council - Was critical of both development plans.

Byron Olson - Suggested a process is needed to ensure incorporation of the conditions outlined in the development plans into the development designs and that an ongoing review body be established for the whole False Creek area to ensure development in compliance with the guidelines set out in the Area Development Plan.

Cont'd....

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False Creek between Connaught  
Bridge and Burrard Bridge, Cont'd.

Mrs. Schmidt, United Housing Foundation - Complimented Council on the development proposals and the progress made to date.

Mr. D. Garnett, resident of the Fairview Slopes - endorsed comments made earlier by Mr. Sterne.

Mr. F. Wiles - commended Council for the proposed income mix in Area 6.

Mr. John Stearman - Questioned Marathon Realty's representative with respect to the shoreline in Area 2 and was advised that the proposed development will result in a net loss of 1 acre of shoreline.

MOVED by Ald. Hardwick,

THAT the application by the Director of Planning to rezone the area of False Creek between Connaught Bridge and Burrard Bridge from M-1, M-2, and CD-1 to False Creek, Comprehensive Development District be approved, excluding 186 - 196 Smithe Street (Parcel 'H' reference plan 2152, D.L. 541 and D.L. 5603)

AND THAT Clause 5 of the Draft Zoning By-Law be amended to read as follows:

"In considering any application for a development permit the Technical Planning Board, before granting any approval, shall first consult with the Vancouver City Planning Commission and shall refer the application to the Urban Design Panel and shall have regard to any specific area development plans that may from time to time be adopted by Council after a Public Hearing thereon."

- CARRIED UNANIMOUSLY

2. Official Development Plan

MOVED by Ald. Hardwick,

THAT the Official Development Plan, outlined in Part 2 of The Proposal for Rezoning of that portion of False Creek West of Connaught Bridge be approved as amended by the report of the Director of Planning submitted this day, except the reference in the Director of Planning's report, to the second paragraph of page 42 of the Proposal for Rezoning, be amended to read as follows:

"The waterfront edge shall be continuously accessible to the public around False Creek."

(Deferred)

MOVED by Ald. Linnell,

THAT this whole matter be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

3. Area Development Plans for a portion of Area 6 and Area 2  
of False Creek

MOVED by Ald. Hardwick,

THAT further consideration of the Area Development Plans for a portion of Area 6 and Area 2 of False Creek be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

Cont'd....

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Area Development Plans for a portion of Area 6  
and Area 2 of False Creek

MOVED by Ald. Harcourt,  
THAT the Committee rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,  
SECONDED by Ald. Linnell,  
THAT the report of the Committee of the Whole be adopted  
and that the Director of Legal Services be instructed to prepare  
and bring in the necessary amendments to the Zoning and Development  
By-Law with respect to creating a False Creek Comprehensive  
Development District.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 10:55 p.m.

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The foregoing are Minutes of the Special Council Meeting  
(Public Hearing) of June 27, 1974, adopted on July 9, 1974.

A. Phillips  
MAYOR

B. T. Lidd  
CITY CLERK